Planning & Justification Statement

for

Replacement of Timber Sash Windows to UPVC Framed Double Glazed Windows

at

Daisy Bank Villas
5-7 Anson Road
Manchester
M14 5BR

By

Hussain Architectural Design Ltd

For

Mapletree UK Management Limited

March 2018

Intro & Brief:

Daisy Bank Villas is a 125 bed accommodation building for students and is located in the Rusholme district on the south side of the City of Manchester. The building comprises of 3 blocks, A, B & C. Block A is the oldest part of the development as was built in the late 1800's. Blocks B & C are relatively new and were built in 2001 and all blocks were refurbished in 2012.

The planning application relates to Block A. The building is not listed but falls within the Victoria Park Conservation Area.

The works required within Block A are to remove all the old windows and install new uPVC double glazed units to the entirety of the block.

The purpose of carrying out the works is to improve the energy performance of the building and upgrade its current EPC band.

The majority of the windows in Block A are the original timber sash top and bottom opening window frames and all have single glazed units. Some of the windows are in a very poor state and although they operate there are many issues with them which need resolving. Some of the issues are:

- Cracked and damaged frames
- Many of the sash casements are loose with open gaps around the frames that allows a lot of heat to escape causing fluctuations to the internal temperature
- Due to the timber frame, many of the window frames and sills are rotten and have health and safety issues. These have been covered up with decoration and filling to extend the life of the windows which is only a temporary fix
- The current window fixings are out-dated and do not conform to the 'Secure by design' requirements- they also make the windows difficult to operate

There are a total of 83 windows to be replaced on Block A.

Issues:

Many of the windows of Block A at Daisy Bank Villas appear to be the original units. All have painted timber frames and single glazing. However, the maintenance and upkeep of the existing windows is proving costly and very difficult to manage. Many of the larger units do not open fully or are faulty in some way, some are rotting and it is not sustainable to keep repairing and replacing small parts of the windows when they fail.

Currently the energy use of the building is not meeting requirements and has a very inefficient EPC result. This is due to the amount of energy that is used to heat up the rooms of the buildings where the students live. The single paned timber framed windows let out a lot of heat through the glass and gaps in the fixings and frames. This in turn causes the heating to be left on in cold weather- even without there being anyone inside the rooms. This was evident at the site visit with some windows even being left open with the heating still on.

As well as some units failing and falling apart, there are additional safety concerns for the function of the window openings and the sizes of the windows at ground level. Although some are quite difficult to open, if they are managed to be propped open- it would be very easy for someone inside that room fall through the opening with no soft landing outside. The ground level is slightly elevated as the windows for the basement level are exposed by a surrounding dug out landscape.

Some windows have bars attached to the inside walls, however these would not stop any force from breaking through the single glazed glass. None of the glazing is safety glass and the current sizes and positioning of the windows would struggle to pass Building Regulations today.

To summarise, the main issues are:

- Window units are failing with some being irreparable
- The heating bills are too high causing inefficient running costs
- The EPC for the building is not to a good standard
- Safety concerns for the residents

Solution:

To combat these issues, it is proposed that the single glazed timber framed windows are replaced with UPVC units with double glazing. There will also be roof repairs and upgrades where necessary using like-for-like materials to make the building more energy efficient.

To create a better energy rating for the building, the management team have decided to upgrade the windows to a more appropriate and energy efficient material whilst also installing double glazing. This should hopefully supress the need for the inhabitants to use the heating as much, as currently the single paned timber framed windows allow a lot of heat to escape. The U-values of the specified windows have been given great consideration to enable the proposal be suited to the requirements.

As well as reducing the cost of heating bills, there will be a reduction in the demand for energy use. This is a much greener and carbon-friendly way to sustain and maintain the building for its current and future uses.

Considerations:

The buildings considered are located within the Victoria Park Conservation Area. There is also a Listed Building across from the Daisy Bank Villas: "Church of St Chrysostom". Due to the heritage of the location, the surroundings and the age of the building, it is proposed that the replacement windows replicate the style and colours of the existing windows in Block A.

There are many companies that now produce UPVC window frames that can replicate the heritage style of timber sash windows- these have also been installed in Conservation Areas to meet the heritage style requirements whilst also offering the energy efficiency ratings required by Building Regulations.

A window specification has been provided with this application to explain the replacements and what areas need to be considered for the designs to match the existing.